

Arroyo de la Cruz



7

Hearst Ranch Conservation Goals

- Protect natural resources
- Protect scenic resources (from Highway 1 and Castle)
- Ensure continued, sustainable agricultural operations
- Permanently increase public access west of Highway 1

8

Hearst Ranch Conservation Framework

- Eliminate New Resorts
- Limit Old San Simeon Village Development to Julia Morgan's Vision
- Conserve East Side with Conservation Easement
- Provide Permanent Public Access to Coastline

9

I. Eliminate New Resorts

- No golf course or resort development at San Simeon Point
- No Visitors-Center Hotel
- No Equestrian Center hotel at Pico Creek
- No new areas for resort development would be created



10

Current Local Coastal Plan (1988)

- 4 Phases of Development
 - Visitor Center (no)
 - Old San Simeon Village (limited)
 - Golf Course (no)
 - Equestrian Center (no)
- 650 Rooms (100)
- 258 Acres (40)



11

II. Limit Old San Simeon Village to Julia Morgan's Vision

- Permanently restrict any plans in Old San Simeon Village to new local and visitor-serving uses
- Includes existing buildings and limited, historically consistent infill buildings inspired by Julia Morgan's 1920's design
- No more than 100 rooms within 40 acres, which is far less than the 1998 Coastal Commission recommendation of 375 rooms within 100 acres

12

Old San Simeon Village



13

Julia Morgan Historic Rendering



14

III. Conserve East Side with Easement

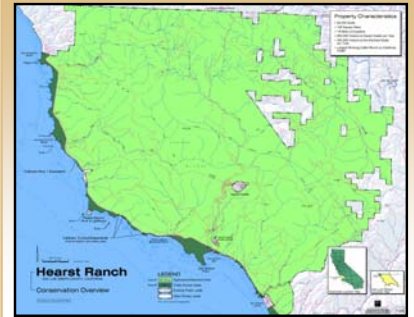
- In balance with habitat preservation, preserve sustainable/viable agricultural, including ranching operations
- Limit intensive agricultural activities
- Limit build-out of residential homes
- Severely limit other uses otherwise allowed under "Table O"



15

Conservation Easement (East Side)

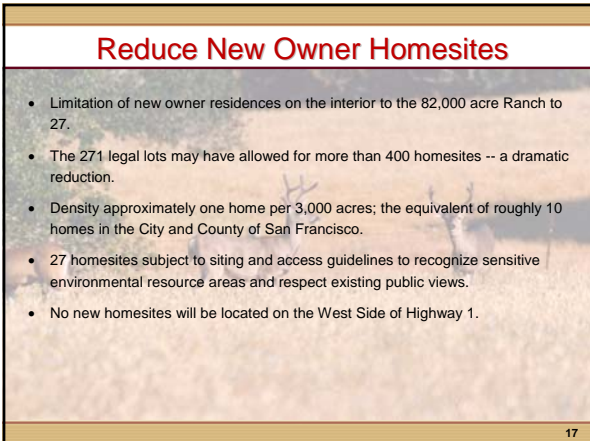
- 80,719 acres of East Side Conservation Easement



16

Reduce New Owner Homesites

- Limitation of new owner residences on the interior to the 82,000 acre Ranch to 27.
- The 271 legal lots may have allowed for more than 400 homesites -- a dramatic reduction.
- Density approximately one home per 3,000 acres; the equivalent of roughly 10 homes in the City and County of San Francisco.
- 27 homesites subject to siting and access guidelines to recognize sensitive environmental resource areas and respect existing public views.
- No new homesites will be located on the West Side of Highway 1.



17

East Side: Views



18

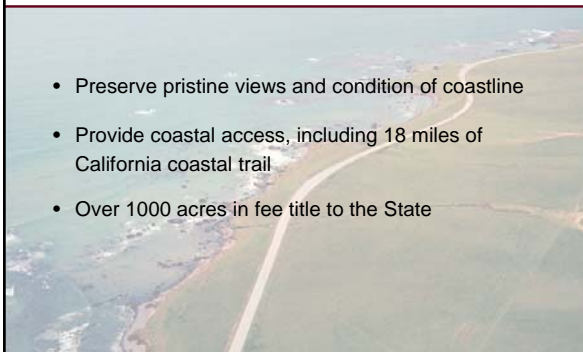
East Side: Burnett Valley



19

IV. Permanent Public Access to Coastline

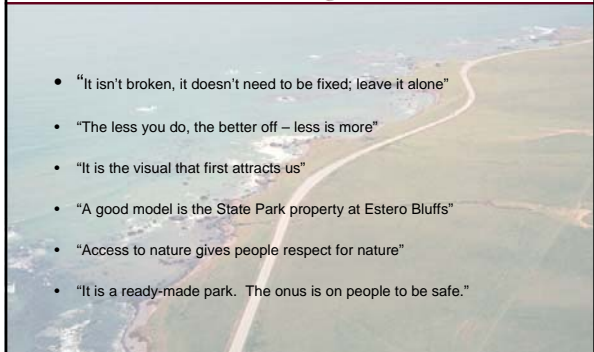
- Preserve pristine views and condition of coastline
- Provide coastal access, including 18 miles of California coastal trail
- Over 1000 acres in fee title to the State



20

Public Hearing Process

- "It isn't broken, it doesn't need to be fixed; leave it alone"
- "The less you do, the better off – less is more"
- "It is the visual that first attracts us"
- "A good model is the State Park property at Estero Bluffs"
- "Access to nature gives people respect for nature"
- "It is a ready-made park. The onus is on people to be safe."



21

Coastal Trail at Hearst Ranch

- Includes Highway 1, a designated State Scenic Highway and proposed National Byway



22

Elephant Seal Beaches & Piedras Blancas Lighthouse



23

San Simeon Point



24

